

BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☐ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Kenneth J. Romani

Address: 6048 Mark Circle
Bensalem, Pa - 19020

Phone No. [REDACTED]

Owner's Name: Mike & Lisa Sarappo

Address: 1305 Bradford Lane
Bensalem, Pa - 19020

Phone No. [REDACTED]

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.):

Contractor doing work on addition project

1. Application relates to the following:

Check items if applicable:

- | | |
|--|--|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input checked="" type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) | |

2. Brief description of Real Estate affected:

Tax Parcel Number:

2-92-490

Location:

1305 Bradford Lane Bensalem, Pa 19020

Lot Size:

Present Use:

Single Family Dwelling

Proposed Use:

Single Family Dwelling

Present Zoning Classification:

R2

Present Improvement upon Land:

SFD Family Room

Deed recorded at Doylestown in Deed Book

1568

Page

2017

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made:

Your statement of alleged error of Zoning Administrative Office:

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

232-167 E1A

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

Variance for front yard setback

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

Proposed addition slightly over setback due to strange shape of property. Would not change integrity or character of present or surrounding properties

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

[Redacted Signature]

Appellant's or Owner's Signature

8/12/14

Date

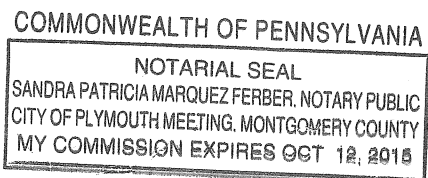
Sworn to and subscribed before me this

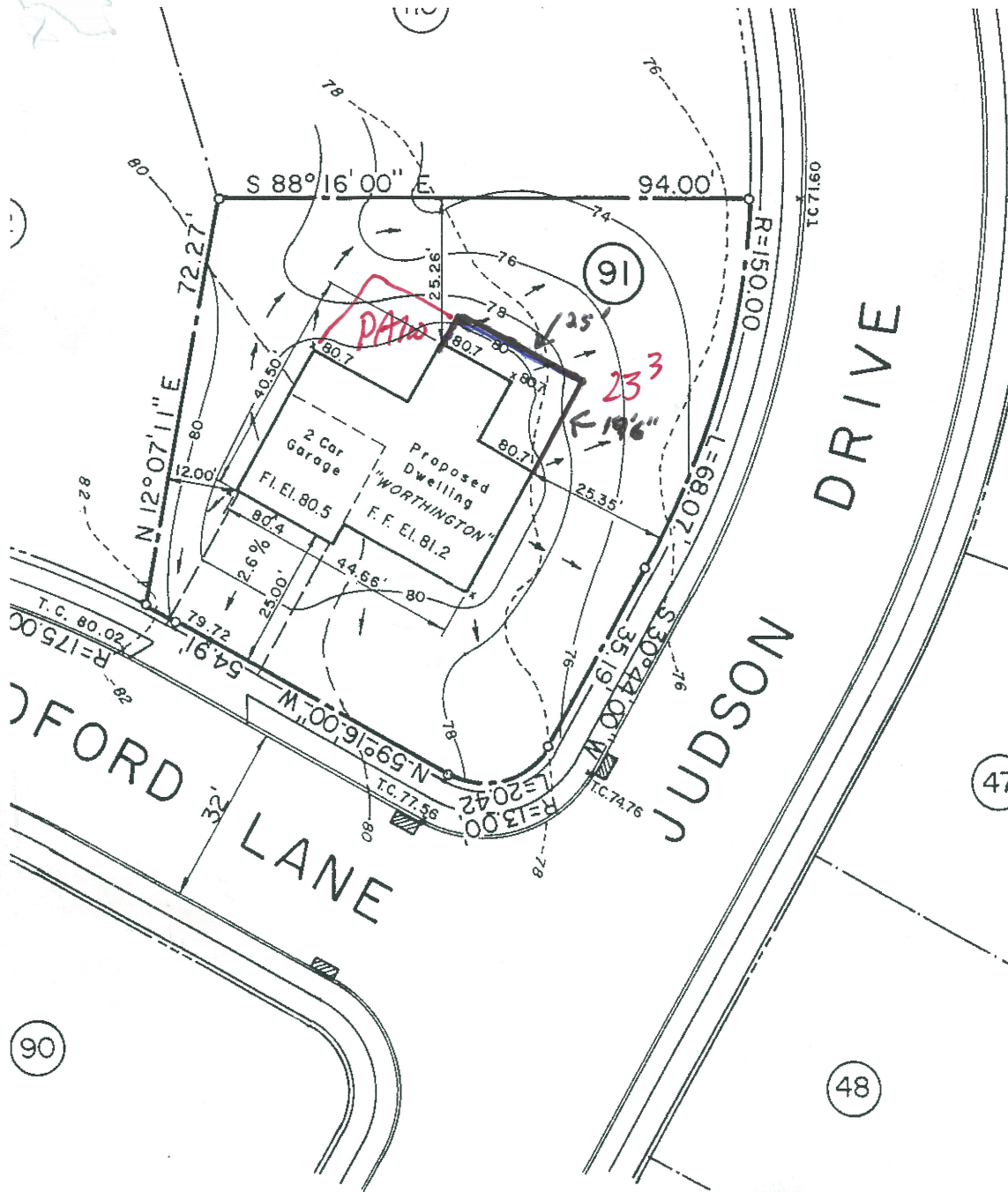
13th day of August 2014

Notary Public

[Redacted Notary Signature]

My commission expires: Oct 12 2015





KEN
ROMAN

BUILDING STAKEOUT PLA
LOT No. 91
THE HILLS AT MILLCR.

SCALED DRAWING THAT
 I SCALED ADDITION ON
 PLUS WHAT I USED
 ON STAKEOUT



PHILADELPHIA, PA | BETHLEHEM, PA | MOUNTAINSIDE, NJ

PRINCIPALS

Anthony F. Naccarato, PE, SECB
President

Nick Cinalli, PE, SECB -*President Emeritus*

Mark W. Lunden, PE, SECB

Dennis V. Mordan, PE, SECB

Margaret A. Hart, CFO

Paul P. Panzarino, PE

Glenn S. DeHaven

FOUNDERS

William F. O'Donnell, PE -*Retired*

Peter A. Naccarato, PE -*Retired*

August 6, 2014

Mike & Lisa Sarappo
1305 Bradford Lane
Bensalem, PA 19020

**RE: 1305 Bradford Lane – A/L
File No. 0907.0999.00**

On August 6, 2014, we visited the above property for a stakeout inspection of a proposed addition. The stakeout has failed for the following reason:

1. The proposed addition appears to be encroaching into the front yard setback area. We measured +/- 23'. The minimum setback for your zoning district is 25'. This is in violation of Section 232-167(e)(1)a. A zoning variance is required for this to remain.

At this time, your stakeout inspection has failed. To continue with the proposed construction of the addition, the addition may not encroach into this setback area, or the proper variance must be obtained from the Township.

Based on the above listed zoning deficiency, your permit has been rejected. In order to proceed with this application, you are required to obtain a variance from the Bensalem Township Zoning Hearing Board. Applications for appeals to the Zoning Hearing Board can be obtained in the Building and Planning Department located in the Bensalem Township Municipal Complex at 2400 Byberry Rd, Bensalem Township.

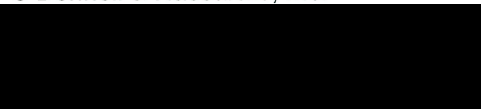
Also, we found that the following information must be shown on your plot plan:

1. Existing patio and size must be shown on the plan.

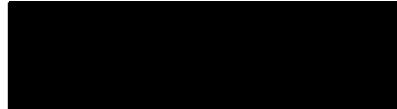
During our inspection, we also check for installation of erosion and sedimentation control devices. At the time of our inspection, the silt fence was not installed. As a reminder, you are required to install and also maintain erosion and sedimentation controls while your project is under construction.

You are also required to contact the engineering department directly for scheduling of any future engineering inspections. If you have any questions, please contact me in Bensalem at 215-633-3652.

O'Donnell & Naccarato, Inc.



Quinton Nearon
Bensalem Township Engineering Inspector



Harold W. Gans, P.E., P.L.S.
Bensalem Township Engineer

QN:HWG:tar

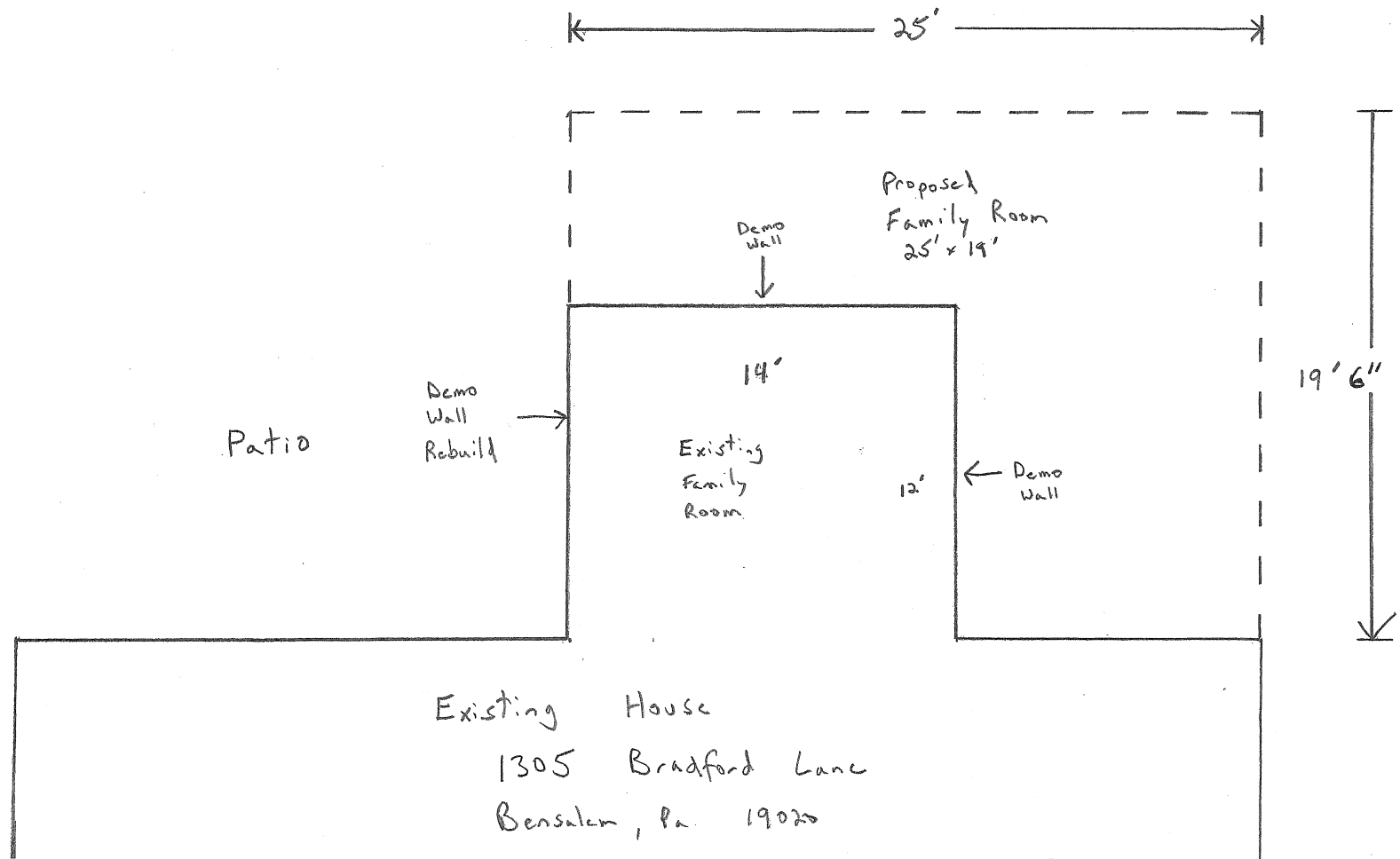
cc: Matthew Takita, Director of Building and Planning, Bensalem Township
Kenneth Romani, Romani & Sons, 6048 Mark Circle, Bensalem, PA 19020

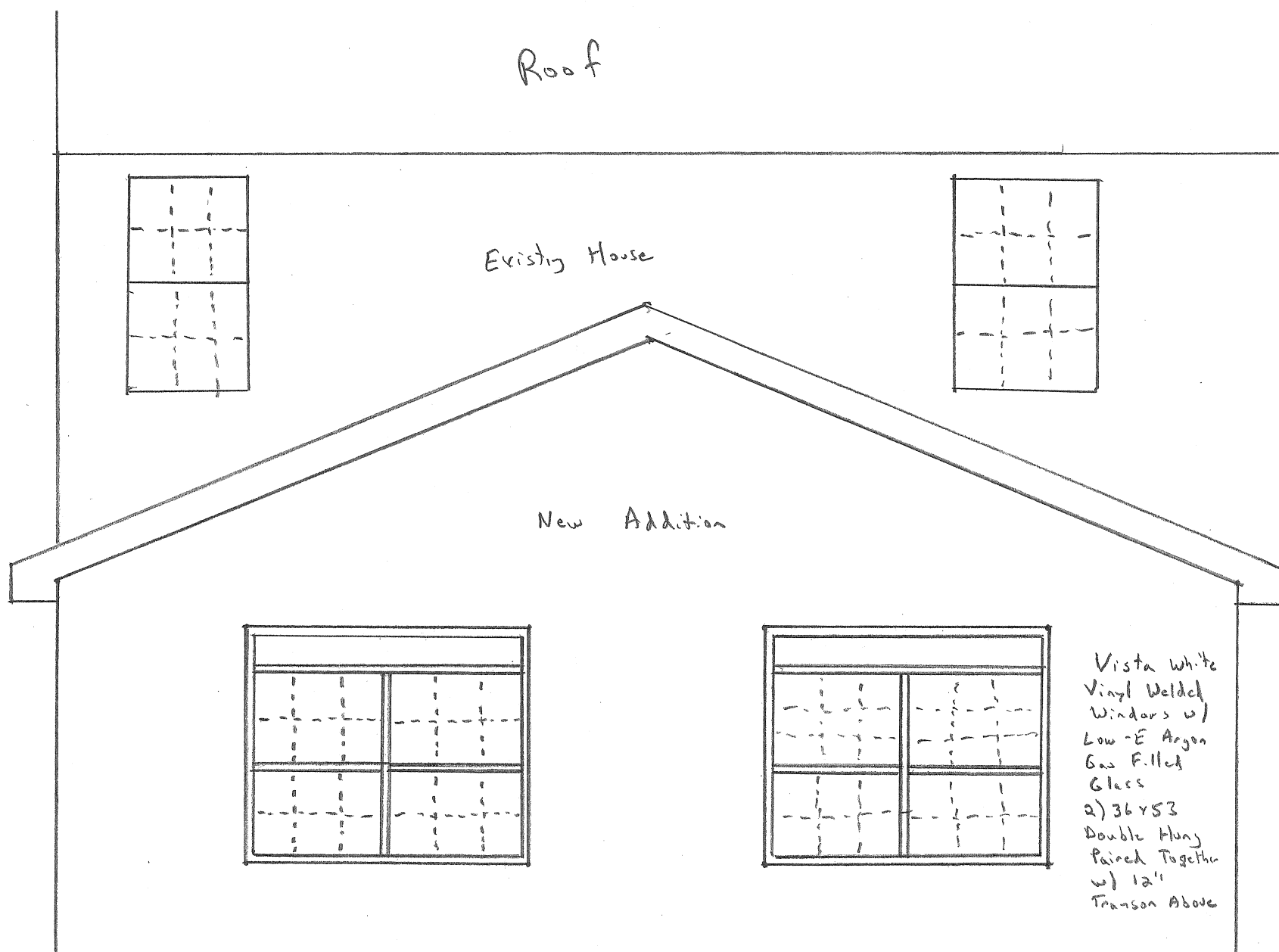
T:\Bensalem\BENSALEM\0907999\LT\1305 bradford lane failed stakeout.docx



Tax Map

1/4" → 1' Scale





Roof

Existing House

New Addition

Rear View

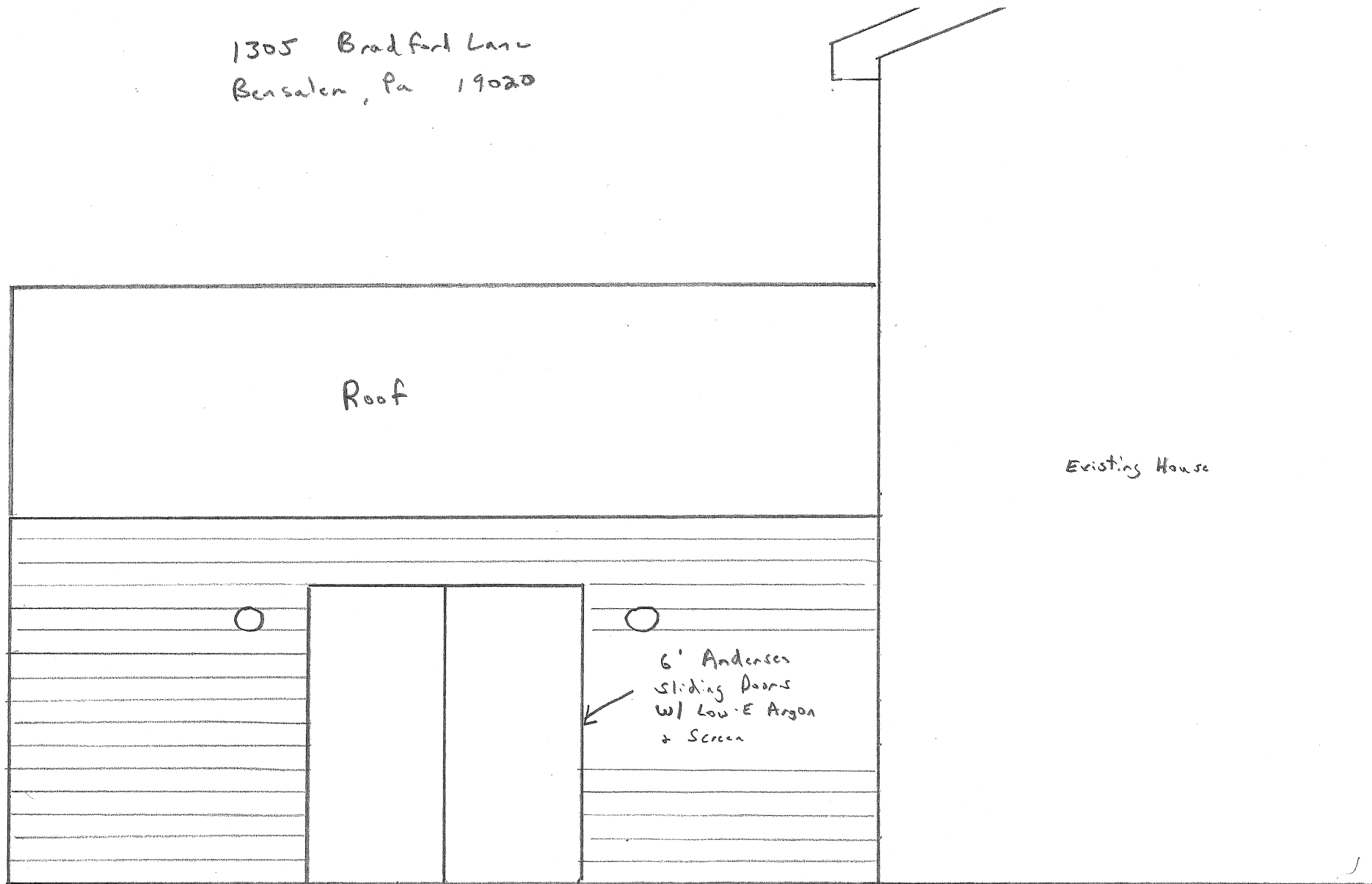
Vista White
Vinyl Welded
Windows w/
Low-E Argon
Gas Filled
Glass
2) 36x53
Double Hung
Paired Together
w/ 12"
Transom Above

1/2" → 1'
Scale

1305 Bradford Lane
Bensalem, Pa 19020

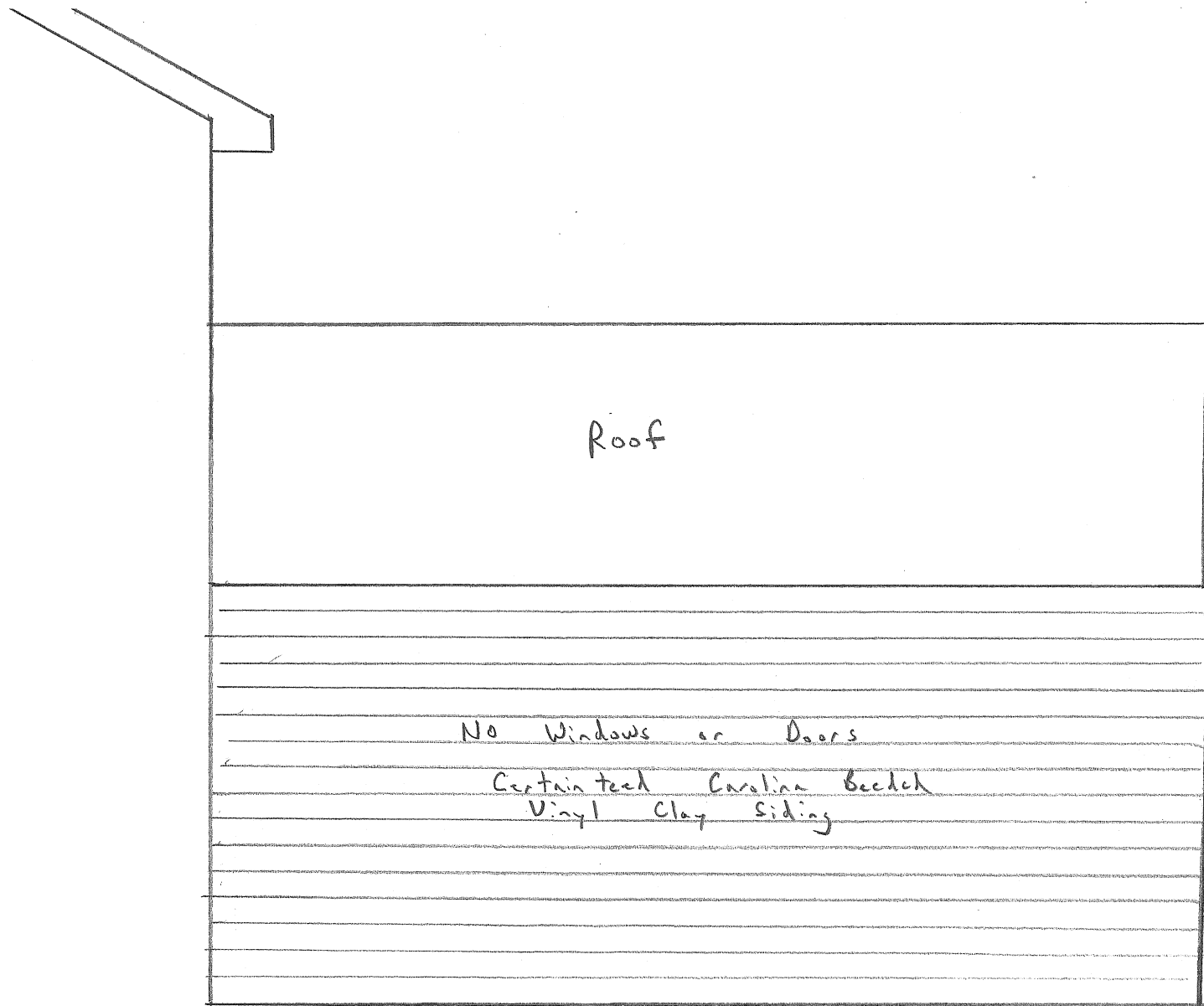
#5

1305 Bradford Lane
Bensalem, Pa 19020



Right Side View

1/2" → 1' Scale



Existing House

Left Side View
Street Side

1/2" → 1' Scale

#7







